

VIII. Resumé

This diploma thesis deals with the problematics of the land registry in the Czech Republic. The emphasis was put on the development of the real estate record and the current state of the land registry – what is recorded, who is it administered by, what legislation is it based on, all with special regard to practical functioning of the land registry.

The first property register was introduced in the year 1022. It was introduced for the tax purposes by the duke Oldřich. Historically, it served as a tool of tax collection of dependents, while aristocracy had special privileges. These privileges were preserved under the reign of Marie Terezie when an inventory of entire estate of dependents as well as aristocracy was introduced. Till nowadays many changes were made. In the past, land registry was run by court, however, today the control is performed by administrative authority, i.e. Land registry office. Courts are independent administrative bodies, holding the function of arbitrator in disputes. Today, land registry is ruled by the law 344/1992 Sb., Land Registry of the Czech Republic. Its use is not only for the tax purpose but also for the statistical, technical and research matters. Moreover, the information system is a source of information that serves for protection of rights to real estates, protection of the environment, agriculture and land resources, mineral resources.

In the land registry are recorded landed estates, buildings, apartments, non-residential capacities, unfinished buildings, apartments, non-residential capacities, that are required to be recorded by law. The information about above mentioned objects consists of the location, owner and other additional information. It is ruled by the law No. 359/1992 Sb., on surveying, mapping and cadastre offices. The central Office for surveying, mapping and cadastre has a seat in Prague. Land registry office authorises the registration of property and material rights, rules the changes of cadastre boundaries and imposes penalties when law is broken. It provides information to the public, under conditions specified by the law. Registration into the land registry is made by insertion, record or note. In the land registry, specific information regarding the estate are recorded, such as property right, security right, material burden, pre-purchase right.

Land registry is run by several regulations. It would be much more practical to have one concise law covering entire issue.

In the year 2001 a new information system for the land registry was introduced in the Czech Republic. This system enables not only to reach the information on long distances for different subjects, but also to connect the information between state administration and the land registry. These advantages of the information system makes the processes to be quicker than before. The only doubt is about the preservation of the trustworthiness of the provided information.

Land registry is a source of detailed information on real estates in the Czech Republic. It contains an inventory of real estates, their description and location. A part of the registry gathers information on property and other material rights.